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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

Jeff Hatch-Miller, Chairman
William A. Mundell
Marc Spitzer
Mike Gleason
Kristin K. Mayes

AZ CORP COMMISSION
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2006 MAY - 31 P 1:43

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IN THE MATTER OF THE APPLICATION OF
ARIZONA WATER COMPANY, AN ARIZONA
CORPORATION, TO EXEND ITS EXISTING
CERTIFICATE OF CONVENIENCE AND
NECESSITY IN THE CITY OF CASA GRANDE
AND IN PINAL COUNTY, ARIZONA

Docket No. W-01445A-06-0199

IN THE MATTER OF THE APPLICATION OF
PALO VERDE UTILITIES COMPANY FOR AN
EXTENSION OF ITS EXISTING CERTIFICATE
OF CONVENIENCE AND NECESSITY.

Docket No. SW-03575A-05-0926

IN THE MATTER OF THE APPLICATION OF
SANTA CRUZ WATER COMPANY FOR AN
EXTENSION OF ITS EXISTING CERTIFICATE
OF CONVENIENCE AND NECESSITY.

Docket No. W-03576A-05-0926

MOTION TO INTERVENE

ANDERSON & VAL VISTA 6, LLC, an Arizona limited liability company ("Land Owner") respectfully moves to intervene in these proceedings.

I. DESCRIPTION OF LAND OWNER'S INTEREST.

The Application filed by Arizona Water Company ("AWC") in Docket No. W-01445A-06-0199 covers a vast area of approximately 108 square miles ("AWC Extension Area"). Land Owner owns certain real property located within the AWC Extension Area. Land Owner's property is approximately 1,236 acres, and a legal description of Land Owner's property is

1 attached as Exhibit "A". Land Owner is planning a master planned community consisting of 1,236
2 acres and 4,157 lots. Land Owner has invested substantial funds in this project. Because Land
3 Owner's property is located within the AWC Extension Area, Land Owner will be directly and
4 substantially affected by these proceedings.

5 **II. CONCLUSION.**

6 Land Owner respectfully requests that it be granted intervention in this matter under
7 A.A.C. R14-3-105. Service of all correspondence, documents or pleadings should be made to the
8 address listed below.

9 RESPECTFULLY submitted this 3rd day of May 2006.

10
11 **ANDERSON & VAL VISTA 6, LLC, an Arizona limited**
12 **liability company**

13 By 

Craig Emmerson, Manager

14 8501 N. Scottsdale Rd., Ste. 260
15 Scottsdale, AZ 85253

16 Original and 17 copies of the foregoing
17 filed this 3rd day of May 2006 with:

18 Docket Control
19 Arizona Corporation Commission
20 1200 West Washington Street
21 Phoenix, Arizona 85007

22 Copy of the foregoing ~~hand-delivered~~/mailed
23 this 3rd day of May 2006 to:

24 Lyn Farmer, Esq.
25 Chief Administrative Law Judge
26 Hearing Division
27 Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007

Christopher C. Kempley
Chief Counsel, Legal Division
Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007

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By

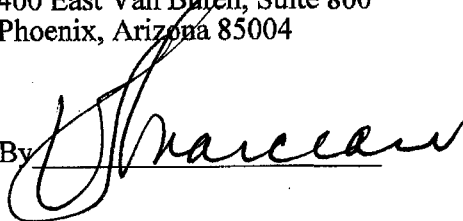


EXHIBIT A

PARCEL 1:

The North half of Tract 38 of Section 27, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL 2:

The South half of Tract 38 of Section 27, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL 3:

That part of Tract 37 (including all of Shearer Tracts, being Lots 1 through 11, inclusive, plus dedicated roadways, as set forth in Plat No. 4, Pocket No. 2, Folder No. 1 of Map Files, also referred to as Book 3 of Maps, page 36, records of Pinal County, Arizona), 51 and 52 and Section 35, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Arizona Highway Department brass cap marking the Southwest corner of said Tract No. 37, from which the railroad spike marking the Northwest corner of said Tract No. 37 bears North 00 degrees 19 minutes 00 seconds East, 5,281.60 feet;

Thence North 00 degrees 19 minutes 00 seconds East, along the West line of said Tract No. 37, 1,155.01 feet to a point on a line which is parallel with, and 1,155.00 feet Northerly of, as measured at right angles to, the South line of said Tract No. 37, said point being the point of beginning;

Thence continuing North 00 degrees 19 minutes 00 seconds East, along the West line of said Tract No. 37, 4,126.59 feet to the cotton picker spindle marking the Northwest corner of said Tract No. 37;

Thence South 89 degrees 56 minutes 28 seconds East, along the North line of said Tract No. 37, 2,594.69 feet to the G.L.O. brass cap marking the Northeast corner of said Tract No. 37;

Thence South 00 degrees 04 minutes 20 seconds West, along the East line of said Tract No. 37, 4,657.11 feet to the North quarter corner of said Section 35;

Thence South 88 degrees 47 minutes 53 seconds East, along the North line of said Section 35, 2,607.18 feet to the Northeast corner of said Section 35;

Thence South 04 degrees 00 minutes 24 seconds East, along the East line of said Section 35, 2,725.04 feet to the East quarter corner of said Section 35;

Thence continuing South 04 degrees 00 minutes 24 seconds East, along the East line of said Section 35, 1,465.32 feet to the Northeasterly line of an electric transmission line easement as recorded in Book 7 of Contracts and Agreements, page 530 and in Book 8 of Contracts and Agreements, page 199, Pinal County Records;

Thence along said Northeasterly line of said electric transmission line easement, the following courses and distances:

Thence North 40 degrees 30 minutes 07 seconds West, departing said East line, 582.10 feet;

Thence North 40 degrees 25 minutes 29 seconds West, 690.52 feet;

Thence North 40 degrees 35 minutes 12 seconds West, 830.36 feet;

Thence North 40 degrees 33 minutes 47 seconds West, 37.41 feet;

Thence South 82 degrees 14 minutes 29 seconds West, departing said Northeasterly line, 134.52 feet to the beginning of a tangent curve with a 25-foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 83 degrees 53 minutes 26 seconds, 36.60 feet;

Thence South 88 degrees 21 minutes 04 seconds West, 30.00 feet to a point on a 1,800.00-foot radius non-tangent curve, whose center bears South 88 degrees 21 minutes 04 seconds West;

Thence Northerly, along said curve, through a central angle of 01 degree 24 minutes 42 seconds, 44.34 feet;

Thence South 76 degrees 29 minutes 32 seconds West, 243.69 feet to the beginning of a tangent curve with a 1,000.00-foot radius, concave Northerly;

Thence Westerly, along said curve, through a central angle of 19 degrees 28 minutes 48 seconds, 339.99 feet;

Thence North 84 degrees 01 minute 40 seconds West, 123.51 feet to the beginning of a tangent curve with a 2,500.00-foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 28 degrees 51 minutes 34 seconds, 1,259.23 feet;

Thence South 67 degrees 06 minutes 46 seconds West, 586.62 feet to the beginning of a tangent curve with a 2,500.00-foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 23 degrees 42 minutes 26 seconds, 1,034.42 feet;

Thence North 89 degrees 10 minutes 48 seconds West, 500.00 feet to the centerline of Anderson Road as recorded in Docket 230, page 489, Pinal County Records;

Thence North 00 degrees 49 minutes 12 seconds East, along said centerline, 1,498.25 feet to a point on a line which is parallel with, and 1,155.00 feet Southerly of, as measured at right angles from, the North line of said Tract No. 52;

Thence South 89 degrees 56 minutes 19 seconds East, along said parallel line, 805.07 feet to a point on a line which is parallel with, and 805.00 feet Easterly of, as measured at right angles from, said centerline of Anderson Road;

Thence North 00 degrees 49 minutes 12 seconds East, along said parallel line, 1,147.98 feet to a point on a line which is parallel with, and 805.00 feet Easterly of, as measured at right angles to, the West line of said Tract No. 37;

Thence North 00 degrees 19 minutes 00 seconds East, along said parallel line, 1,162.13 feet to a point on a line which is parallel with, and 1,155.00 feet Northerly of, as measured at right angles to, the South line of said Tract No. 37;

Thence North 89 degrees 56 minutes 19 seconds West, along said parallel line, 805.01 feet to the point of beginning;

Except from that portion lying within the Southeast Quarter of Section 35, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, an undivided $\frac{1}{2}$ interest in and to all minerals, ores and gases reserved in Deed recorded in Book 79 of Deeds, page 62, records of Pinal County, Arizona; and

Except 1/16 of all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizers of every name and description and except all materials which may be essential to the production of fissionable material, as reserved by Arizona Revised Statutes.

PARCEL 4:

Government Tract 40 in Sections 27 and 34, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL 5:

Parcel A:

Tracts 1 through 4 inclusive, of GRIPP TRACTS, a subdivision of Tract 39, Section 27, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, per map recorded in Book 2 of Maps, page 37, in the office of the County Recorder of Pinal County, Arizona.

Parcel B:

Tracts 5 through 8 inclusive, of GRIPP TRACTS, a subdivision of Tract 39, Section 27, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, per map recorded in Book 2 of Maps, page 37, in the office of the County Recorder of Pinal County, Arizona.

PARCEL 6:

Tracts 9 through 16 inclusive, GRIPPS TRACTS, a subdivision of Tract 39, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, per map recorded in Book 2 of Maps, page 37, in the office of the County Recorder of Pinal County, Arizona.